



**BROOKLANDS
CLOSE**

SUNBURY-ON-THAMES | TW16 7DX

FULLY REFURBISHED

UNIT TO LET

10,072 ft²



WAREHOUSE/ INDUSTRIAL UNIT WITH GROUND & FIRST FLOOR OFFICES

LOCATION

The property is located on a modern business park in Brooklands Close, off Windmill Road in Sunbury. Junction 1 of the M3 motorway is within one mile, providing good access to Central London, the M25 (Junction 12) and Heathrow Airport.

Sunbury and Upper Halliford mainline stations are approximately a 10 minute walk from the properties and provide direct services to London Waterloo in approximately 50 minutes.



TRAVEL

A3/M3 - Junction 1	0.6 miles
Heathrow Airport	4.4 miles
M25 - Junction 13	5.1 miles
Sunbury (British mainline)	0.6 miles
Upper Halliford (British mainline)	0.6 miles
Kempton Park (British mainline)	1.0 mile

Other local occupiers include:





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UNIT A12

Unit A12 comprises a modern end of terrace industrial/warehouse unit of brick elevations and a steel portal frame with ground and first floor offices, loading bay and car parking.

- **REFURBISHED**
- Clear eaves: 5.2m rising to 6.0m
- Warehouse LED lighting
- Electric up and over loading door
- Three phase power
- Loading area & up to 8 car parking spaces
- Ground and first floor offices
- Air-conditioning to office
- Separate pedestrian entrance
- WCs
- Kitchenette

ACCOMMODATION

The property comprises the following approximate gross external areas:

UNIT A12	ft ²	m ²
Ground Floor	8,957	832.1
First Floor	1,115	103.6
TOTAL	10,072	935.7





BROOKLANDS CLOSE

BUSINESS RATES

According to the Valuation Office website the current 2026/27 rateable value for Unit A12 is £148,000.

Transitional adjustments may apply – all applicants are advised to make their own enquiries through Spelthorne Borough Council's billing authority.

TERMS

A new FRI lease direct from the Landlord on terms to be agreed.

RENT

Further details available from the agents.

VAT

VAT is applicable.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

B (34) – valid until 18th December 2035.



VIEWING

Strictly through prior arrangement with joint sole agents Vail Williams or Vokins.



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